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MINUTES WATERFORD, CT

2023 JUN 12 A 9:52

Zoning Board of Appeals
Waterford Town Hall

ATTEST: *David L. Conway*
TOWN CLERK

June 7, 2023
5:30 PM

Members Present: Catherine Gonyo, Anne Darling, Michelle Kripps, Warren Mackenzie, John Morgan
Alternates Present: William Herzfeld
Alternates Absent: Jason Maryeski, Greg Gallup
Staff Present: Mark Wujtewicz, Planner; Dawn Choisy, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairwoman Gonyo called the meeting to order at 5:30. No alternates were appointed.

2. APPROVAL OF MINUTES

MOTION: Motion made by J. Morgan, seconded by M. Kripps to approve the minutes of the April 5, 2023 special meeting as written.

VOTE: 5-0

3. PUBLIC HEARING

Application #ZBA-23-2 - Appeal of Russell & Martha Krebs, owners and applicants at 15 Division St, R-20 zone. Variances are requested from zoning regulations: Section 4.4.1, Front Yard Setback and Section 4.4.2, Side Yard Setback, as shown on plans titled "Zoning Location Survey, Property of Russell Krebs & Martha Krebs for property located at 15 Division Street" dated April 5, 2023

Surveyor James Bernardo, representing the applicants, reviewed the existing conditions on the site and the variances requested.

Chairwoman Gonyo read the following exhibits into the record:

EXHIBIT 1 - Application and support material
EXHIBIT 2 - Plan titled "Zoning Location Survey, Property of Russell Krebs & Martha Krebs" revised through 5/16/23
EXHIBIT 3 - Proposed building elevations and floor plans
EXHIBIT 4 - Legal Notice of Public Hearing published in the Day newspaper on May 24, 2023 and May 31, 2023
EXHIBIT 5 - Hearing notification letter sent to applicant dated May 15, 2023 along with certificates of mailing
EXHIBIT 6 - Letter dated June 5, 2023 from Sylvia and William Stevens
EXHIBIT 7 - Letter dated June 5, 2023 from Gail & Kimberly Googins

In response to the letter submitted by Mr. & Mrs. Stevens (Exhibit 6), J. Bernardo submitted into the record as Exhibit 8 GIS mapping showing how the view from the Stevens property will be affected by the proposed garage addition. He noted that the Town does not regulate views. In response to the letter received by Gail & Kimberly Googins, (Exhibit 7), J. Bernardo stated that

he believes that the proposal will beautify the neighborhood.

J. Bernardo reviewed section 27.5 of the Zoning Regulations, and stated that the hardship is that the house was built in 1850 and is located outside of the required setbacks. He also stated that the lot width of 90 feet is nonconforming and presents a hardship for the placement of the proposed attached garage. The required lot width for parcels within the R-20 Zone District is 100 feet.

W. Mackenzie asked for clarification from J. Bernardo that the area within the setback lines on the plan behind the house is where the applicant can build. J. Bernardo confirmed.

Chairwoman Gonyo asked if there was anyone in the audience who wished to speak regarding this application.

Kimberly Googins of 29 Wintergreen Dr., Quaker Hill, stated concerns with the height of the proposed addition, and submitted into the record as Exhibit 9 photographs of the house at 15 Division Street. J. Bernardo stated that the proposed addition matches the existing roof line.

Gail Googins of 29 Wintergreen Drive, Quaker Hill, stated concerns with how close the house is to the road.

Sylvia Stevens of 12 Division Street stated she opposed the proposal because it will block her view.

There being no further comments or questions, the public hearing was closed at 6:11.

4. OLD BUSINESS

There was no old business

5. NEW BUSINESS

The Board was informed that three new applications have been received.

6. CORRESPONDENCE

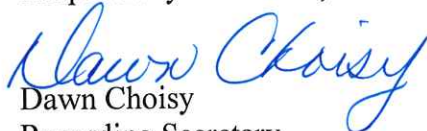
No correspondence was received.

7. ADJOURNMENT

MOTION: Motion made by J. Morgan, seconded by A. Darling, to adjourn the meeting at 6:13.

VOTE: 5-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary